074.0	0007	0006.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	864,800 /	864,800
					USE VALUE:	864,800 /	864,800
					ASSESSED:	864,800 /	864,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
108		COLLEGE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SAULNIER JOHN E/ LIFE ESTATE
Owner 2:	
Owner 3:	
Street 1:	108 COLLEGE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SAULNIER JOHN E -
Owner 2:	-
Street 1:	108 COLLEGE AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 13,408 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1961, having primarily Wood Shingle Exterior and 2328 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 2 HalfBaths, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	14	CPA
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	13408.000	289,200		575,600	864,800
Total Card	0.308	289,200		575,600	864,800
Total Parcel	0.308	289,200		575,600	864,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 371.48 | /Parcel: 371.4

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	47167
GIS Ref	
GIS Ref	
Insp Date	11/06/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 074.0-0007-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	289,100	0	13,408.	575,600	864,700	864,700	Year End Roll	12/18/2019
2019	101	FV	296,500	0	13,408.	583,800	880,300	880,300	Year End Roll	1/3/2019
2018	101	FV	296,500	0	13,408.	435,800	732,300	732,300	Year End Roll	12/20/2017
2017	101	FV	296,500	0	13,408.	394,700	691,200	691,200	Year End Roll	1/3/2017
2016	101	FV	296,500	0	13,408.	378,200	674,700	674,700	Year End	1/4/2016
2015	101	FV	249,000	0	13,408.	320,700	569,700	569,700	Year End Roll	12/11/2014
2014	101	FV	249,000	0	13,408.	304,200	553,200	553,200	Year End Roll	12/16/2013
2013	101	FV	249,000	0	13,408.	289,400	538,400	538,400		12/13/2012

!6240!

PRINT

Date	Time
12/10/20	21:02:25

LAST REV

Date	Time
12/01/20	14:36:16
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 6240

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SAULNIER JOHN E	74727-269	1	5/22/2020	Convenience	99	No	No		
SAULNIER JOHN E	67139-487		4/25/2016	Convenience	1	No	No		
	11298-130		1/30/1967			No	No		N

USER DEFINED

Prior Id # 1:	47167
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/6/2018	MEAS&NOTICE	BS	Barbara S
1/5/2009	Meas/Inspect	372	PATRIOT
4/20/2000	Inspected	243	PATRIOT
11/5/1999	Mailer Sent		
10/12/1999	Measured	263	PATRIOT
12/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		13408		Sq. Ft.	Site		0	70.	0.61	5									575,572						575,600	

Total AC/HA: 0.30781 | Total SF/SM: 13408 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 575,572 | Spl Credit | Total: 575,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1961	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Fair
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.01303005
Adj $ / SQ:	129.921
Other Features:	118250
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	419068
Depreciation:	129911
Depreciated Total:	289157

COMMENTS

OF=SEP BMT SHOWER.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	2

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

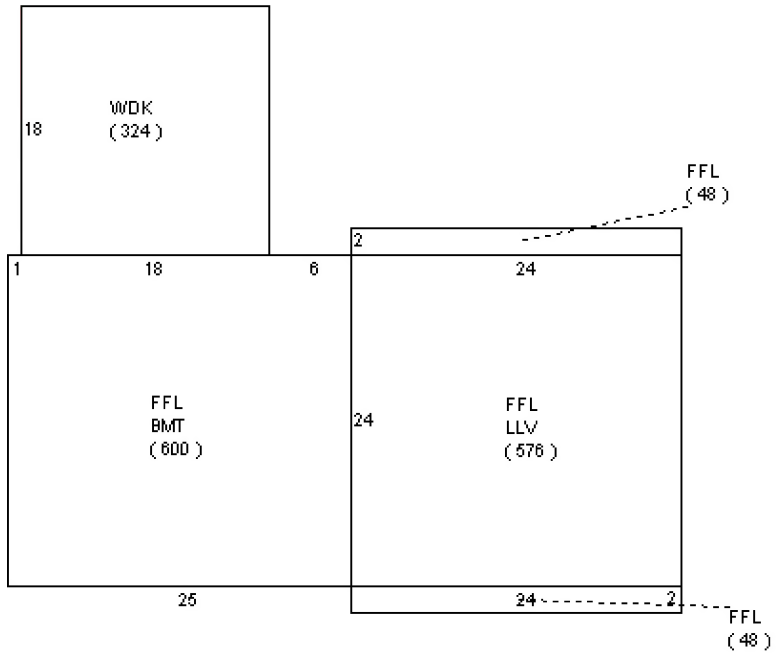
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	142.91
Special Features:	0	Val/Su Net:	104.33
Final Total:	289200	Val/Su SzAd	227.36

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,272	129.920	165,260
BMT	Basement	600	59.240	35,546
LLV	Lower Level	576	102.310	58,932
WDK	Deck	324	9.200	2,982

Net Sketched Area:	2,772			Total:	262,720
Size Ad	1272	Gross Are	2772	FinArea	2328

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	80	A	
LLV	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 074.0-0007-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X12	A	FR	1970	0.00	T	49	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	